

Marina Shores Ecf

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
10-034-00-017-00	634 S LAKE ST	09/10/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,800	51.92	\$259,587	\$48,200	\$201,800	\$189,755	1.063	0	#DIV/0!	28	5.2443	CONDO	
10-034-00-030-00	660 S LAKE ST	06/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$166,200	51.14	\$332,444	\$48,200	\$276,800	\$255,156	1.085	0	#DIV/0!	28	3.1094	CONDO	
10-034-00-032-00	664 S LAKE ST	08/30/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,400	46.69	\$270,883	\$48,200	\$241,800	\$199,895	1.210	0	#DIV/0!	28	9.3715	CONDO	
10-034-00-033-00	666 S LAKE ST	08/30/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,600	50.33	\$337,142	\$48,200	\$286,800	\$259,373	1.106	0	#DIV/0!	28	1.0178	CONDO	
Totals:			\$1,200,000			\$1,200,000	\$600,000		\$1,200,056		\$1,007,200	\$904,180			#DIV/0!		0.1982		
								Sale. Ratio =>	50.00			E.C.F. =>	1.114	Std. Deviation=>		0.06481583			
								Std. Dev. =>	2.31			Ave. E.C.F. =>	1.116	Ave. Variance=>		4.6858	Coefficient of Var=>		4.199017743
												USED	1.114						